

Javelin Court, Streatham Common North SW16

Tenure: Share of Freehold Borough: Lambeth

£350,000

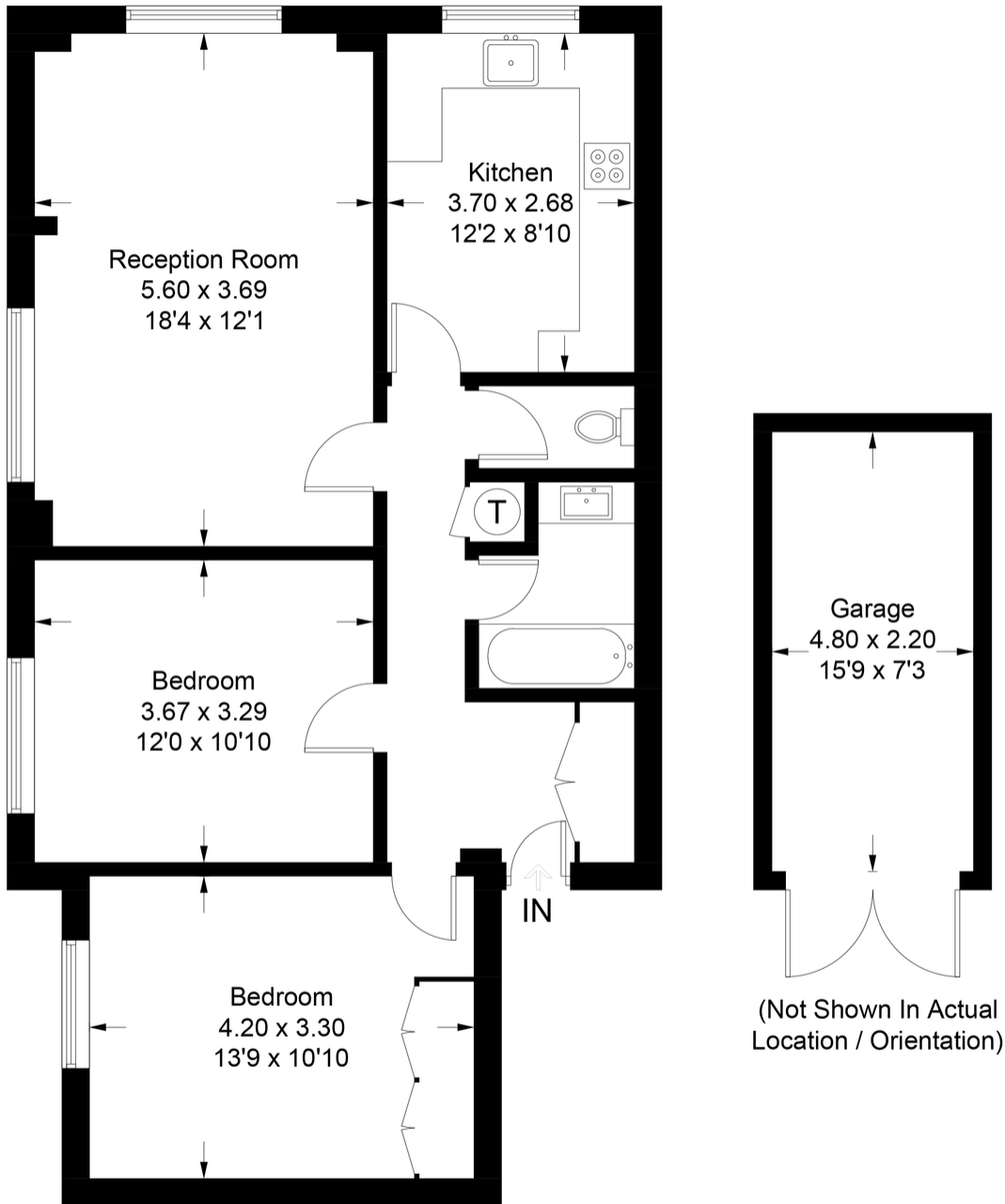
- Spacious Two bedroom flat
- Garage and Share of Freehold



The flat is on the ground floor of the block with some windows facing the common and the reception room is lovely and bright with dual aspect windows. Both bedrooms are large doubles and there is plenty of storage. Whilst the flat is in good condition it is likely a buyer will add their own style to it with scope for improvement. There is a secure telephone entry system, garage and some communal gardens although with the common and Rookery directly opposite you have plenty of open space on the door step. Streatham station is a walk away, as well as the leisure centre, shops, cafes and well regarded pubs.

Javelin Court

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft
 Garage = 10.6 sq m / 114 sq ft
 Total = 84.5 sq m / 909 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID817606)



03/12/2021, 16:13 Energy performance certificate (EPC) - Floor energy certificate - 000/04

Property type	Energy rating	Valid until
Ground-floor flat	D	3 December 2031

Property address: Javelin Court, Streamham, Gosport, Hampshire, GU14 0JH
 Certificate number: 8076-1462-0286-0286-0286

Property type: Ground-floor flat
 Total floor area: 72 square metres

Rules on letting this property
 Properties can be let only if they have an energy rating from A to E.
 If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the exemptions and exemptions <https://www.gov.uk/government/guidance/energy-performance-certificate-exemptions>

Energy efficiency rating for this property
 This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

<https://www.energy-certificates.gov.uk/energy-certificates/03/12/2021/16:13/000/04>

Important Notice
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.